

157.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

739,900 / 739,900

USE VALUE:

739,900 / 739,900

ASSESSED:

739,900 / 739,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MORENO AIDA A--ETAL	
Owner 2: LYONS STEPHEN E	
Owner 3:	
Street 1: 164 WAVERLEY ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

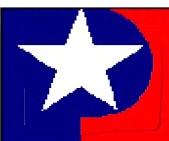
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	319,900		420,000	739,900		104817
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

**USER DEFINED**

Prior Id # 1:	104817
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	14:22:32
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,900	0	6,000.	420,000	739,900		Year end	12/23/2021
2021	101	FV	310,300	0	6,000.	420,000	730,300		Year End Roll	12/10/2020
2020	101	FV	310,400	0	6,000.	420,000	730,400		Year End Roll	12/18/2019
2019	101	FV	234,900	0	6,000.	420,000	654,900	654,900	Year End Roll	1/3/2019
2018	101	FV	234,900	600	6,000.	354,000	589,500	589,500	Year End Roll	12/20/2017
2017	101	FV	234,900	600	6,000.	324,000	559,500	559,500	Year End Roll	1/3/2017
2016	101	FV	234,900	600	6,000.	276,000	511,500	511,500	Year End	1/4/2016
2015	101	FV	225,100	600	6,000.	240,000	465,700	465,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20014-596		8/1/1989		231,600	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2018		MEAS&NOTICE						HS Hanne S
3/10/2009		Inspected						372 PATRIOT
12/15/2008		Measured						345 PATRIOT
12/21/1999		Mailer Sent						
12/1/1999		Measured						268 PATRIOT
10/1/1991								PM Peter M

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
3/10/2009	Inspected	372	PATRIOT
12/15/2008	Measured	345	PATRIOT
12/21/1999	Mailer Sent		
12/1/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=TOILET IN BMT.								44	WDK	WDK	8				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	A Bath: 1	Rating:									16	11						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	3/4 Bath: 1	Rating:											14					
GENERAL INFORMATION				A 3QBth: 1	Rating:											FFL	27				
Grade: C - Average	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	1/2 Bath: 1	Rating:												10				
Jurisdct:		Fact: .	Const Mod:	A HBth: 1	Rating:											UAT					
Lump Sum Adj:				OthrFix: 1	Rating: Fair											SFL					
INTERIOR INFORMATION				OTHER FEATURES				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1										FFL	14
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O															
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 50 %		Fpl: 1	Rating: Average	Other															
Bsmnt Flr: 12 - Concrete	Subfloor:			WSFlue: 1	Rating:	Upper															
Bsmnt Gar: 1	Electric: 3 - Typical					Lvl 2															
Insulation: 2 - Typical	Int vs Ext: S					Lvl 1															
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam					Lower															
# Heat Sys: 1	% Heated: 100	% AC: %				Totals RMS: 8 BRs: 3 Baths: 1 HB															
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS																PARCEL ID 157.0-0005-0012.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	9X8	A	AV	1991		0.00	T	22.4	101								
More: N				Total Yard Items:				Total Special Features:				Total:									